

## TEMPORARY HIGHWAY EASEMENT GRANT (GENERAL)

Form T-3  
Revised 12/2021

Project:	<u>County Road 450 S. Reconstruction</u>
Parcel:	<u>2B, 2C, 2D</u>
Page:	<u>1 of 4</u>

**THIS INDENTURE WITNESSETH**, That GTS Properties II, LLC, an Indiana limited liability company, the Grantor of Hendricks County, State of Indiana Grants to the **Tippecanoe County Board of Commissioners**, the Grantee, for and in consideration of the sum of Seven Thousand Nine Hundred Fifty Dollars (\$7,950.00) (of which said sum \$0.00 represents land improvements acquired and \$7,950.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of grading, which said work is incidental to the construction of the highway facility known as County road 450 S., which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor.

The undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Interests in land acquired by the Tippecanoe  
County Board of Commissioners  
Grantee mailing address:  
20 N. 3<sup>rd</sup> Street, Lafayette, IN 47901  
I.C. 8-23-7-31

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Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the Tippecanoe County Board of Commissioners except: None

The said Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing the Tippecanoe County Board of Commissioners to accept this grant and to pay the hereinbefore referenced consideration, represents that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 7 day of  
Nov., 2022.

GTS Properties II, LLC, an Indiana limited liability company

Thomas L. Taulman II (Seal)  
Signature

Thomas L. Taulman II, Member  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF HENDRICKS:

Before me, a Notary Public in and for said State and County, personally appeared Thomas L. Taulman II, Member of GTS Properties II, LLC, an Indiana limited liability company, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

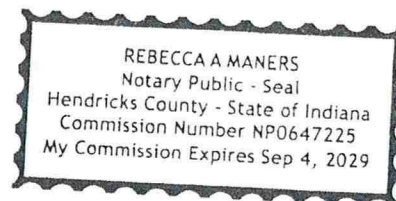
Witness my hand and Notarial Seal this 7 day of Nov, 2022.

Signature Rebecca A Maners

Printed Name Rebecca A Maners

My Commission expires 9-4-29

I am a resident of Hendricks County.



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Reconstruction

Parcel: 2B, 2C, 2D

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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53  
200 Ferry Street, Suite C  
P.O. Box 99  
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:  
Tippecanoe County Board of Commissioners  
20 North 3<sup>rd</sup> Street  
Lafayette, IN 47901

Legal Description prepared by Ryan A. Selby, License Number LS2 County.

## EXHIBIT "A"

Project: C.R. 450 S. Reconstruction  
Parcel: 2B Temporary Right-of-Way for Grading  
Code: N/A  
Tax ID: 79-12-18-100-004.000-012  
79-12-18-100-005.000-012  
Form: T-3

Sheet 1 of 3

A part of the Northwest Quarter of Section 18, Township 22 North, Range 3 West, located in Tippecanoe County, Indiana, described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 0 degrees 28 minutes 49 seconds East 1252.68 feet along the west line of said Northwest Quarter to the northwest corner of the grantor's land; thence North 89 degrees 59 minutes 23 seconds East 40.81 feet along the north line of the grantor's land to the point of beginning; thence North 89 degrees 59 minutes 23 seconds East 20.00 feet along said north line; thence South 8 degrees 25 minutes 06 seconds West 263.83 feet; thence South 0 degrees 28 minutes 49 seconds East 343.22 feet to the northeastern boundary of U.S. 52; thence North 18 degrees 03 minutes 39 seconds West 8.20 feet along said northeastern boundary; thence North 40 degrees 26 minutes 21 seconds West 27.28 feet along said northeastern boundary to the west line of said Northwest Quarter; thence North 0 degrees 28 minutes 49 seconds West 392.04 feet along said west line; thence Northeasterly 188.91 feet along an arc to the left having a radius of 494.00 feet and subtended by a long chord having a bearing of North 12 degrees 04 minutes 22 seconds East and a length of 187.76 feet to the point of beginning and containing 0.280 acres, more or less inclusive of the presently existing right-of-way which contains 0.083 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 20th day of July, 2022.

*Ryan A. Selby*



## EXHIBIT "A"

Project: C.R. 450 S. Reconstruction  
Parcel: 2C Temporary Right-of-Way for Grading  
Code: N/A  
Tax ID: 79-12-18-100-004.000-012  
Form: T-3

Sheet 2 of 3

A part of the Northwest Quarter of Section 18, Township 22 North, Range 3 West, located in Tippecanoe County, Indiana, described as follows: Commencing at the southwest corner of said Northwest Quarter; thence South 89 degrees 36 minutes 49 seconds East 737.07 feet along the south line of said Northwest Quarter to the northeastern boundary of US 52; thence North 67 degrees 01 minute 22 seconds West 95.96 feet along said northeastern boundary; thence North 40 degrees 26 minutes 29 seconds West 519.97 feet along said northeastern boundary to the point of beginning; thence North 40 degrees 26 minutes 29 seconds West 105.00 feet along said northeastern boundary; thence North 49 degrees 33 minutes 32 seconds East 10.00 feet; thence North 40 degrees 26 minutes 29 seconds West 140.00 feet; thence South 49 degrees 33 minutes 32 seconds West 10.00 feet to said northeastern boundary; thence North 40 degrees 26 minutes 29 seconds West 175.00 feet along said northeastern boundary; thence North 18 degrees 03 minutes 39 seconds West 52.53 feet along said northeastern boundary; thence South 40 degrees 26 minutes 28 seconds East 468.57 feet; thence South 49 degrees 33 minutes 32 seconds West 20.00 feet to the point of beginning and containing 0.172 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 20th day of July, 2022.







## EXHIBIT "A"

Project: C.R. 450 S. Reconstruction  
Parcel: 2D Temporary Right-of-Way for Grading  
Code: N/A  
Tax ID: 79-12-18-100-004.000-012  
Form: T-3

Sheet 3 of 3

A part of the Northwest Quarter of Section 18, Township 22 North, Range 3 West, located in Tippecanoe County, Indiana, described as follows: Beginning at the intersection of the northeastern boundary of U.S. 52 and the south line of said Northwest Quarter, said point being South 89 degrees 36 minutes 49 seconds East 737.07 feet from the southwest corner of said Northwest Quarter; thence North 67 degrees 01 minute 22 seconds West 13.02 feet along said northeastern boundary; thence South 89 degrees 36 minutes 49 seconds East 239.35 feet to the west boundary of County Road 450 South per Instrument Number 201818011015 on file in the Office of the Recorder of Tippecanoe County, Indiana; thence South 0 degrees 27 minutes 38 seconds West 5.00 feet along said west boundary to the south line of said Northwest Quarter; thence North 89 degrees 36 minutes 53 seconds West 227.32 feet along said south line to the point of beginning and containing 0.027 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 20th day of July, 2022.

Ryan A. Selby



The attached **Temporary Easement Grant – Parcel 2B, 2C , 2D (450 S – 500 E Project)**  
is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe  
in the State of Indiana, on this   5   day of   December  , 2022

\_\_\_\_\_  
David S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor